



For Sale

±16.85 acres ideal for large scale distribution, multi-tenant development, or manufacturing users

- Unique opportunity to acquire, consolidate, and develop 3 separately titled parcels
- Exceptional access and exposure along 184 Street with additional, separately titled, access from 180 Street
- Surrounded by significant existing development in the heart of Northwest Edmonton
- Full municipal services available for tie-in
- Flexible zoning abilities



184 Street Commercial Lands

105 Ave. & 184 St., Edmonton

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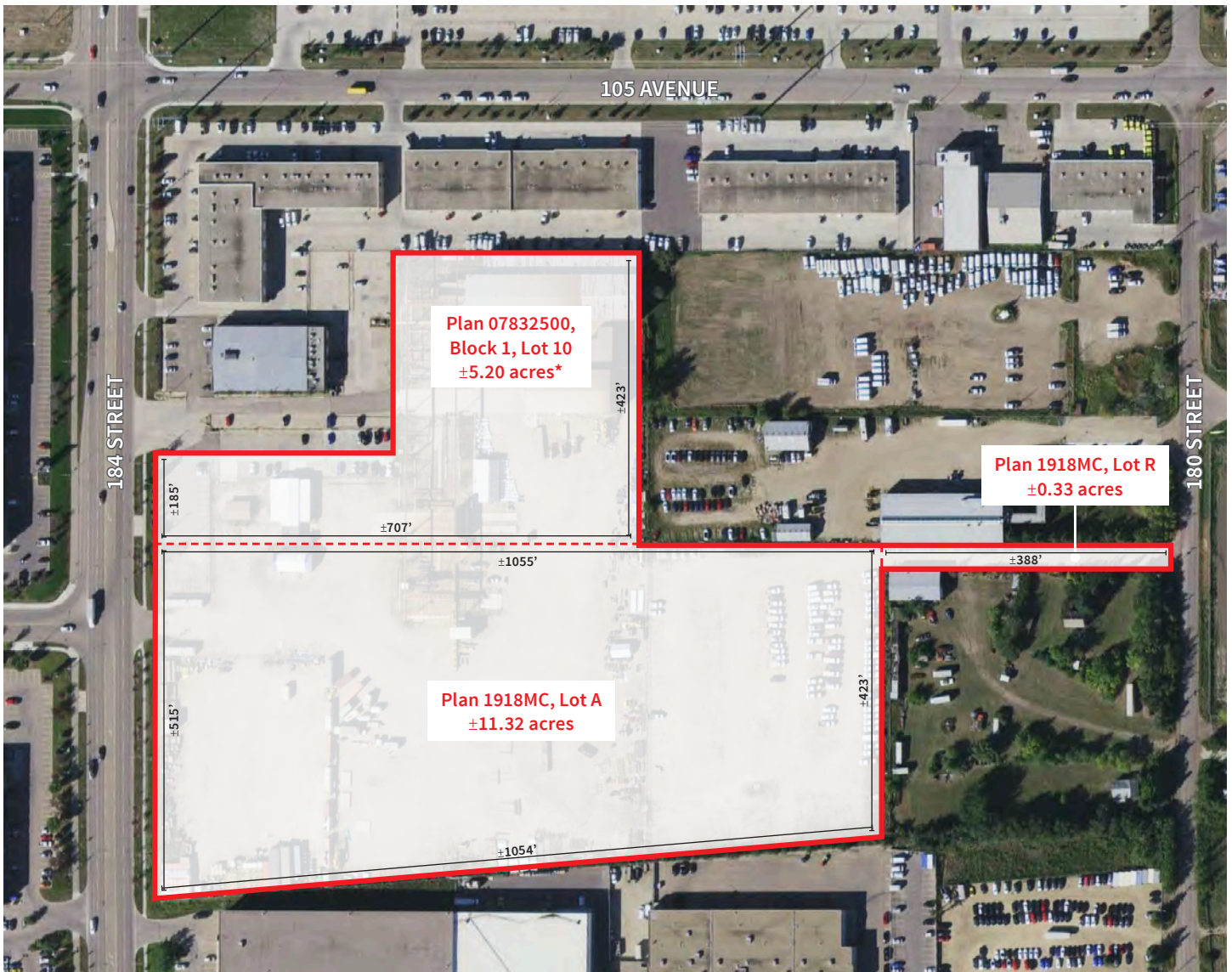
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Site Specifications

- **Current Legal Descriptions:**
 - Plan 0723500, Block 1, Lot 10
 - Plan 1918MC, Lot A
 - Plan 1918MC, Lot R
- **Site Area:**
 - ±16.85 acres
- **Current Zoning:**
 - IM & AGI
- **District:**
 - Northwest Industrial
- **Price:**
 - \$550,000 per acre, as is

Property Details

- Fabrication buildings and current exterior craneway can be demolished and cleared by the Vendor
- Significant portions of the site are heavily improved with gravel
- The site offers 600'+ of frontage along 184 Street
- Flexible development potential which could include industrial, retail, and / or office development

*Note

Vendor to subdivide the current ±6.40 acre titled parcel inclusive of the office building, down to ±5.20 acres excluding the office building.

Servicing Tie-In & Off-site Levy Summary

Off-site Levies¹:

- NW Industrial Storm and Sanitary PAC:
\$40,971.65 per acre
- Expansion Assessment (WESS):
\$11,772.73 per acre
- Sanitary Sewer Trunk Charge (SSTC):
\$3,297.38 per acre

Servicing Upgrades / Tie-ins²:

- Storm Sewer Mains: \$34,221.00
- Water Mains: \$44,350.00
- Sanitary Sewer Mains: \$156,544.00
(development scope dependent)



¹As per 2017 assessment by ISL Engineering

²Subject to confirmation with City of Edmonton



Contact the Edmonton Industrial Sales & Leasing Team

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